

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 2807 TELEGRAPH AVENUE, BERKELEY, CA**  
CENTRALLY-LOCATED OFFICE SPACE IN WELL-MAINTAINED BUILDING



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## 2-STORY OFFICE BUILDING WITH MULTIPLE SUITES AVAILABLE

### SIZE AVAILABLE

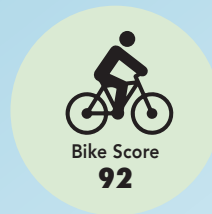
± 2,700-3,726 rsf

### LEASE RATE

\$2.25 psf/month IG

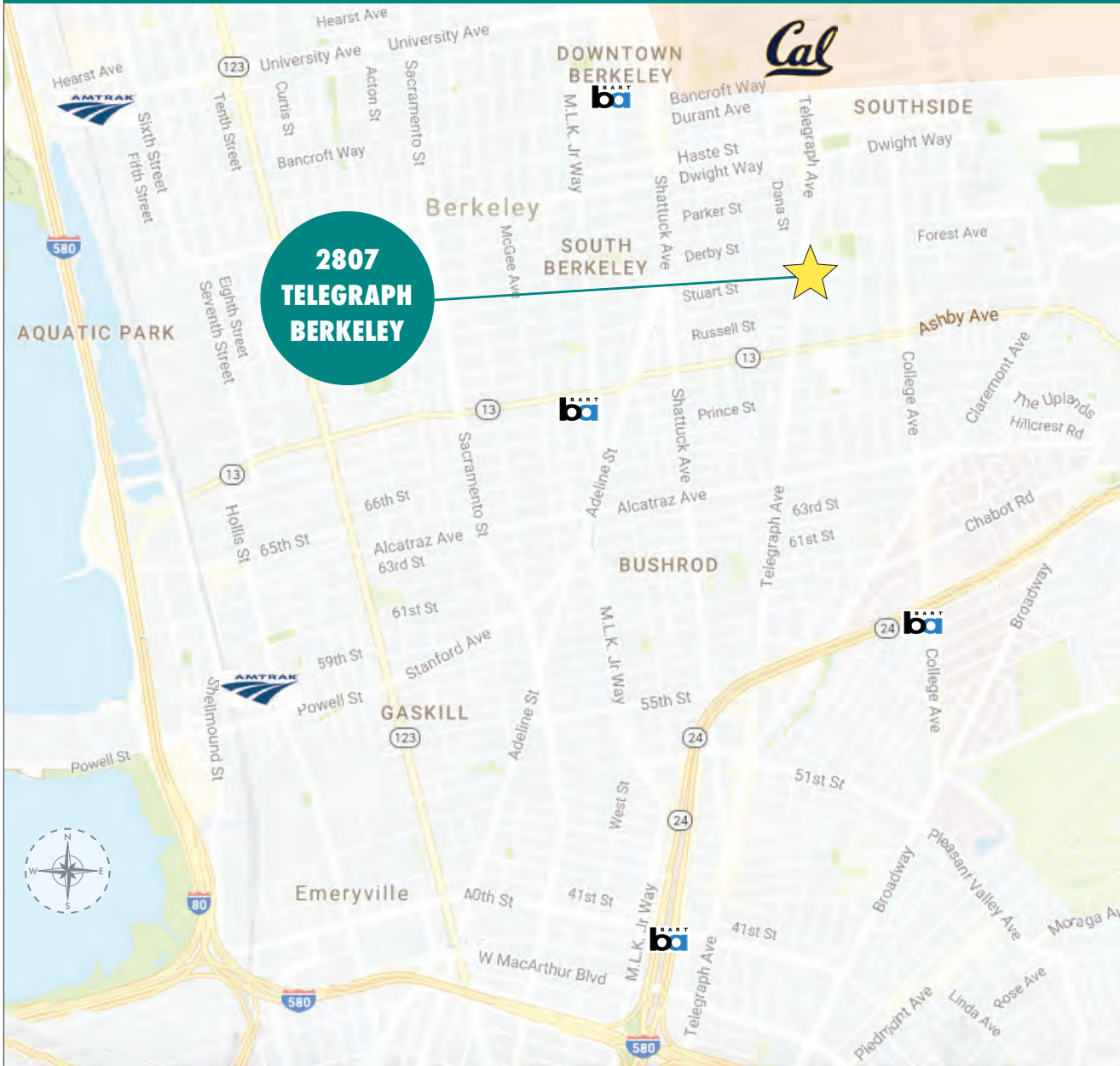
### ZONED C-1

(General Commercial)



### PROPERTY FEATURES

- Bright and clean, well-maintained 2-story office building
- Suite 202: ±3,726 total rsf on 2 levels
  - Ground floor: ±2,431 rsf
  - Mezzanine: ±1,295 rsf
  - Ground floor: 3 private offices, open work areas, server room, kitchen, and 2 restrooms
  - Mezzanine space has open work areas, conference room, multiple skylights
- Suite 203: ±2,700 rsf
  - 5 private offices, open work areas, exposed brick wall, kitchen/break room, and 2 restrooms
- Each space includes 1 parking space, restrooms and skylights
- Each suite separately metered for electricity
- Tenant pays pro-rata share of gas and water

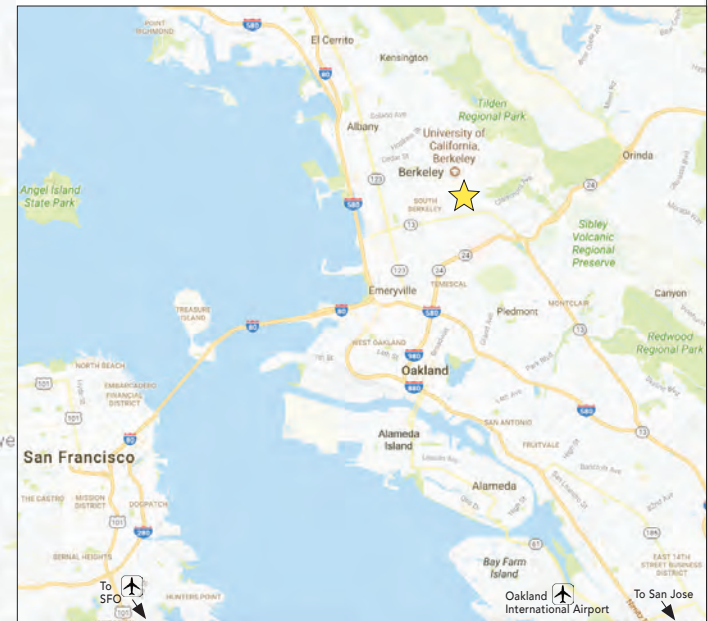


### LOCATION HIGHLIGHTS

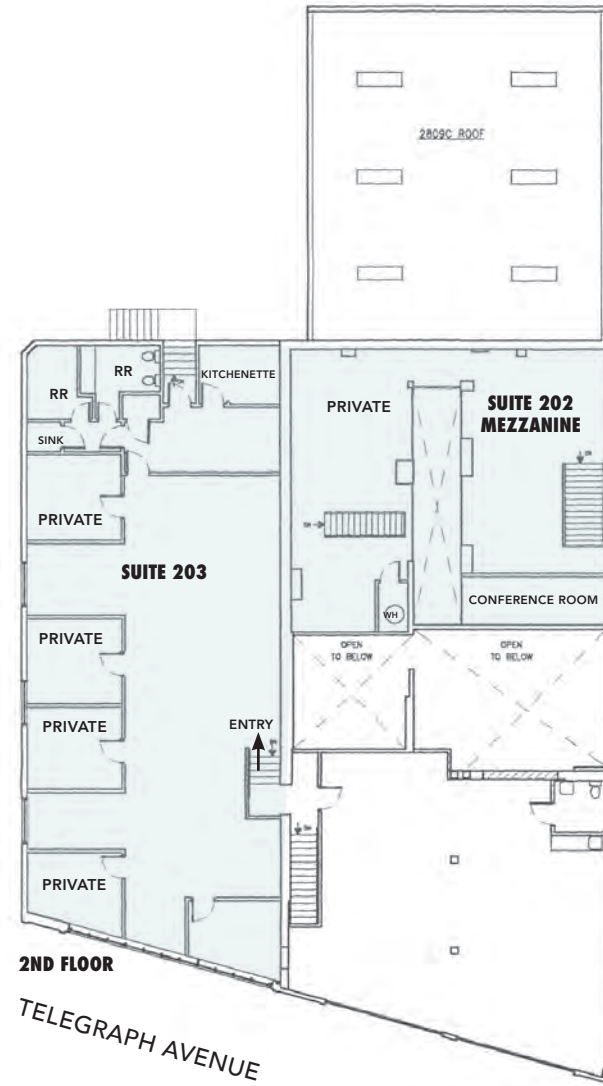
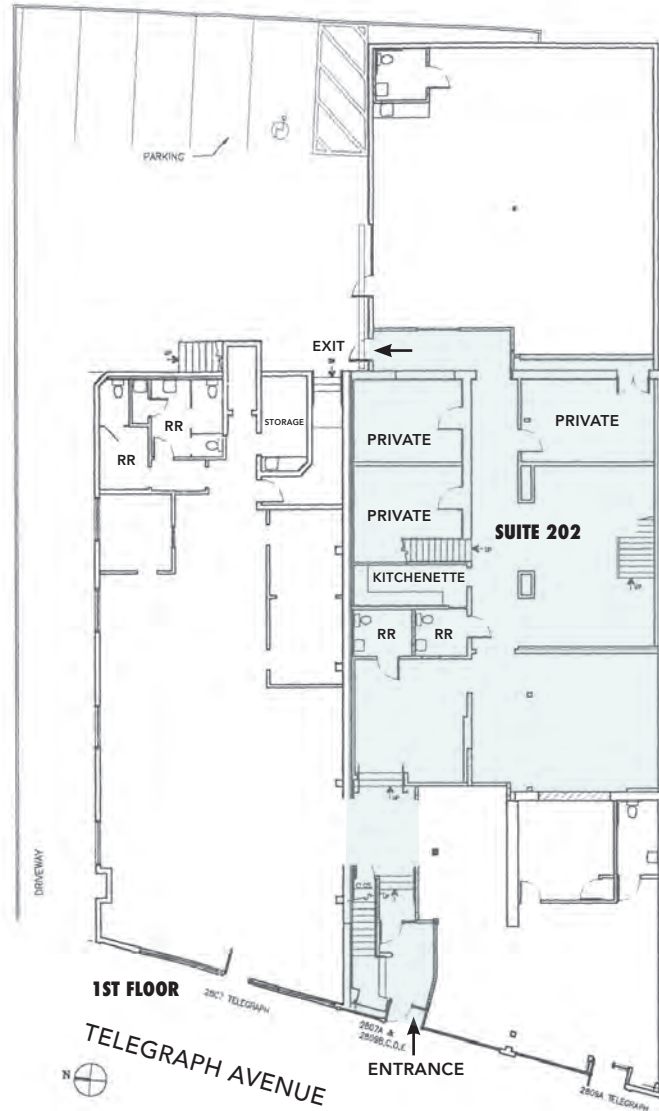
Near several major cities via extensive transportation system. Easy freeway access; close to 3 international airports (OAK, SFO and SJC), 3 train stations, and a ferry terminal.

People from around the world come to Berkeley for acclaimed restaurants, arts, museums and shopping.

- Many cafés and eateries within 2 blocks
- 1 mile to Ashby BART
- 2 miles to UC Berkeley Campus
- Near Whole Foods, Alta Bates Hospital, and several medical office buildings
- Easy access to Downtown and UC Berkeley
- Strong retail, commercial, and service commercial businesses in the area



## FLOOR PLAN



This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

## PHOTO TOUR

Suite 202 – 1st Floor



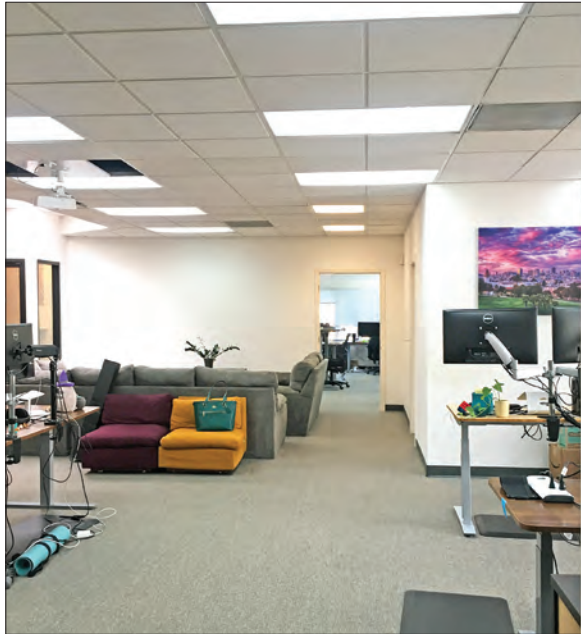
## PHOTO TOUR

Suite 202 – Mezzanine

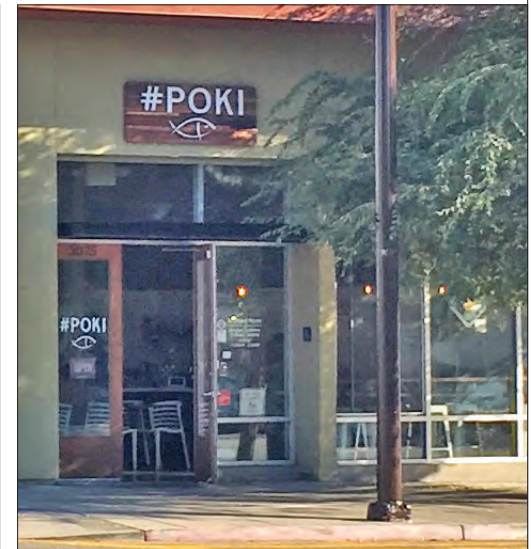


## PHOTO TOUR

Suite 203 – 2nd Floor



## NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.